



4 WEEK COMPLETION



SITUATION

Located on this arterial route which links Oldbury with Birmingham in this established industrial area approximately 2 ½ miles north west of Birmingham city centre and 2 miles south of West Bromwich benefiting from easy access to the M5 (Junctions 1 and 2).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
VACANT					
Unit 1	GIA Approx 1,025 sq ft (Not inspected)				
Unit 2	GIA Approx 1,025 sq ft	Nadim Mahmood (Storage)	3 years from 1st June 2009	£5,800	FRI Tenant's Break at any time on 3 months notice
Units 3 & 4	GIA Approx 2,050 sq ft (units interconnect)	Charjit Sahani t/a Response Embroidery	3 years from 10th February 2005	£10,800	FRI (subject to schedule of condition) S.25 Notice served terminating tenancy on 31/5/11 and proposing new 3 year lease at £11,000 p.a.
Unit 5	GIA Approx 1,055 sq ft	David Ingram & Roger Green t/a Gramton Engineering Co (Press tools)	3 years from 1st June 2011 (In occupation for over 10 years)	£6,000	FRI Tenant's Break at any time on 3 months notice
Total GIA Approx 5,155 Sq Ft			TOTAL	£22,600 plus 1 Vacant Unit	

£22,600 per annum plus 1 Vacant Unit

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts